



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve Addendum to the Improvement Agreement and Accept Improvements in Lodi West, Unit No. 5, Tract No. 2898; and Amend Traffic Resolution to Approve Two-Way Stop Control on Magnolia Court/Lane at Westbrook Drive

MEETING DATE: August 2, 2000

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council take the following actions with regard to the Lodi West, Unit No. 5 subdivision:

1. Approve the Improvement Agreement Addendum and direct the City Manager and City Clerk to execute the Addendum on behalf of the City.
2. Appropriate funds for required reimbursements.
3. Adopt the attached resolution accepting the development improvements for Lodi West, Unit 5, Tract No. 2898.
4. Adopt the attached resolution amending the Traffic Resolution 97-148 to approve two-way stop control on Magnolia Court/Magnolia Lane at Westbrook Drive.

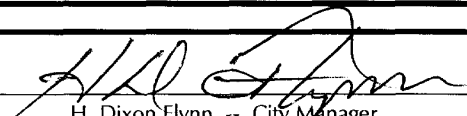
BACKGROUND INFORMATION: Improvements at Lodi West, Unit 5, Tract No. 2898, have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Lodi Building Partners II, L.P., as approved by the City Council on December 16, 1998, and as shown on Drawings No. 98D074 through 98D083 and 98D101 through 98D103.

The project included the installation of street improvements on Lower Sacramento Road from Paradise Drive to Elm Street, including modifications to the existing traffic signal and curb return at the Lower Sacramento Road/Elm Street intersection. The developer was to be reimbursed for the traffic signal and curb return modifications in conformance with LMC 16.40, Reimbursements for Construction, under the terms of an addendum to the Improvement Agreement when the cost of these improvements was known.

The need for traffic signal and curb return modifications was based on the County Special Purpose Plan for Lower Sacramento Road which projected future traffic volumes requiring six travel lanes. A subsequent and more focused traffic study performed by Fehr & Peers Associates, Inc. for the City's Lower Sacramento Road widening project shows that only four travel lanes will be required, thus eliminating the need for the traffic signal and curb return modifications. The developer, however, had contracted with others for design services and submitted plans for these modifications prior to the determination by the City that the modifications were not necessary. The addendum to the Improvement Agreement covers reimbursement to the developer for the costs incurred (\$3,607) for this work. Reimbursement will be made when the Lodi West, Unit No. 5 project is complete and accepted by the City.

Staff requests that \$3,607 be appropriated to cover these costs.

APPROVED: _____


H. Dixon Flynn -- City Manager

Approve Addendum to the Improvement Agreement and Accept Improvements in Lodi West, Unit No. 5,
Tract No. 2898; and Amend Traffic Resolution to Approve Two-Way Stop Control on Magnolia
Court/Lane at Westbrook Drive
August 2, 2000
Page 2

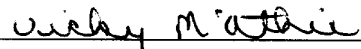
To provide neighborhood traffic control, staff recommends installing two-way stop control on
Magnolia Court/Magnolia Lane at Westbrook Drive.

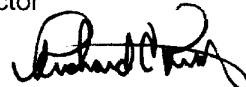
The streets to be accepted are as follows:

Streets	Length in Miles
Douglas Fir Drive	0.08
Grand Fir Drive	0.10
Hawthorne Lane	0.02
Knobcone Lane	0.07
Lower Sacramento Road	0.00
Magnolia Court	0.08
Magnolia Lane	0.05
Ponderosa Drive	0.03
Reynolds Way	0.02
Westbrook Drive	0.07
Total New Miles of City Streets	0.52

FUNDING: IMF – Regional Streets (332 Fund) \$3,607

Funding Available:


Finance Director


Richard C. Prima, Jr.
Public Works Director

Prepared by Wesley K. Fujitani, Senior Civil Engineer
and Paula J. Fernandez, Associate Traffic Engineer

RCP/WKF/PJF/lm

attachments

cc: City Attorney
Senior Civil Engineer - Development Services
Associate Traffic Engineer
Street Superintendent
Engineering Technician Supervisor
Chief Building Inspector
Lodi Building Partners II, L.P.

When Recorded, Please Return to:
Lodi City Clerk
P.O. Box 3006
Lodi, CA 95241-1910

RESOLUTION NO. 2000-146

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING THE
IMPROVEMENT AGREEMENT ADDENDUM AND ACCEPTING
THE DEVELOPMENT IMPROVEMENTS INCLUDED IN THE
IMPROVEMENT AGREEMENT FOR LODI WEST, UNIT NO. 5,
TRACT NO. 2898

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WHEREAS, under the terms of the Improvement Agreement dated December 16, 1998, for Lodi West, Unit No. 5, Tract No. 2898, the project included modifications to the existing traffic signal and curb return at the Lower Sacramento Road/Elm Street Intersection. The developer was to be reimbursed for the traffic signal and curb return modifications in conformance with LMC 16.40, Reimbursements for Construction, under the terms of an addendum to the Improvement Agreement when the cost of these improvements became known; and

WHEREAS, the need for traffic signal and curb return modifications was based on the County Special Purpose Plan for Lower Sacramento Road that projected future traffic volumes requiring six travel lanes. A subsequent and more focused traffic study performed by Fehr & Peers Associates, Inc. for the City's Lower Sacramento Road widening project shows that only four travel lanes will be required, thus eliminating the need for the traffic signal and curb return modifications. The developer, however, had contracted with others for design services and submitted plans for these modifications prior to the determination by the City that the modifications were not necessary. The addendum to the Improvement Agreement covers reimbursement to the developer for the costs incurred for this work in the amount of \$3,607.00; and

WHEREAS, staff recommends that Council approve the Addendum to the Improvement Agreement.

The City Council of the City of Lodi finds:

1. That the Addendum to the Improvement Agreement is hereby approved and further authorizes the City Manager and City Clerk to execute said Addendum; and
2. That all requirements of the Improvement Agreement between the City of Lodi and Lodi Building Partners, II, L.P., for the improvements of Lodi West, Unit No. 5, Tract No. 2898 have been substantially complied with. The improvements are shown on Drawings No. 98D074 through 98D083, and 98D101 through 98D103 on file in the Public Works Department, and as specifically set forth in the plans and specifications approved by the City Council on December 16, 1998.

3. The streets to be accepted are as follows:

Streets	Length in Miles
Douglas Fir Drive	0.08
Grand Fir Drive	0.10
Hawthorne Lane	0.02
Knobcone Lane	0.07
Lower Sacramento Road	0.00
Magnolia Court	0.08
Magnolia Lane	0.05
Ponderosa Drive	0.03
Reynolds Way	0.02
Westbrook Drive	0.07
Total New Miles of City Streets	0.52

Dated: August 16, 2000

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I hereby certify that Resolution No. 2000-146 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 16, 2000 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Land, Nakanishi, Pennino and Mann (Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk

RESOLUTION NO. 2000-147

A RESOLUTION OF THE LODI CITY COUNCIL APPROVING
THE INSTALLATION OF A TWO-WAY STOP CONTROL AT THE
INTERSECTION OF MAGNOLIA COURT/MAGNOLIA LANE AT
WESTBROOK DRIVE, THEREBY AMENDING TRAFFIC
RESOLUTION NO. 97-148

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WHEREAS, staff recommends installing two-way stop controls on Magnolia Court/Magnolia Lane at Westbrook Drive to provide neighborhood traffic control.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lodi does hereby approve the installation of two-way stop controls on Magnolia Court/Magnolia Lane at Westbrook; and

BE IT FURTHER RESOLVED, that City of Lodi Traffic Resolution No. 97-148, Section 2C "Stop Intersections" is hereby amended as set forth above.

Dated: August 16, 2000

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I hereby certify that Resolution No. 2000-147 was passed and adopted by the City Council of the City of Lodi in a regular meeting held August 16, 2000, by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Land, Nakanishi, Pennino and Mann (Mayor)

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk

CITY COUNCIL

STEPHEN J. MANN, Mayor
ALAN S. NAKANISHI
Mayor Pro Tempore
SUSAN HITCHCOCK
KEITH LAND
PHILLIP A. PENNINO

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

August 21, 2000

Mr. Tom Doucette, President
Lodi Building Partners II, L.P.
c/o 2375 West March Lane
Stockton, CA 95207

SUBJECT: Lodi West, Unit No. 5, Tract No. 2898

The City Council of the City of Lodi, at its meeting on Wednesday, August 16, 2000, accepted the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements as shown on the approved plans.

The enclosed letter has been sent to your bank so the Instrument of Credit covering faithful performance can be exonerated. The Instrument of Credit covering labor and materials must remain in effect for a period of ninety days from the date of the resolution, in conformance with State law. On November 14, 2000, this instrument can be released if no claims have been filed.

If you have any questions, please contact Sharon Blaufus, Management Analyst, at 333-6800, ext. 2658, or me at 333-6800, ext. 2669.


Wesley K. Fujitani
Senior Civil Engineer

WKF/lm

Enclosures

cc: Electric Utility Department
Water/Wastewater Division
Street Division
City Clerk
Guaranty Federal Bank

LACCEPTDEV

CITY COUNCIL

STEPHEN J. MANN, Mayor
ALAN S. NAKANISHI
Mayor Pro Tempore
SUSAN HITCHCOCK
KEITH LAND
PHILLIP A. PENNINO

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

August 21, 2000

Mr. Robert Miller
Guaranty Federal Bank
501 West Weber Avenue
Stockton, CA 95203

SUBJECT: Lodi West, Unit No. 5, Tract No. 2898

The City Council of the City of Lodi, at its meeting on Wednesday, August 16, 2000, accepted the public improvements in the subject project. A copy of the resolution is enclosed for your files.

This letter is your authorization to exonerate the Instrument of Credit covering faithful performance. The Instrument of Credit covering labor and materials must remain in effect until November 14, 2000, in conformance with State law. You will receive no further correspondence regarding the release of the Instrument of Credit.

If you have any questions, please contact Sharon Blaufus, Management Analyst, at 333-6800, ext. 2658, or me at 333-6800, ext. 2669.



Wesley K. Fujitani
Senior Civil Engineer

WKF/lm

Enclosures

cc: Lodi Building Partners II, L.P.
City Clerk ✓